

A REQUEST FOR MODIFICATION OF DEVELOPMENT  
PERFORMANCE STANDARDS BY CHRISTOPHER COMPANIES AT

# MILLVILLE BY THE SEA

SEABREEZE VILLAGE (VILLAGE 8)



CHRISTOPHER  
COMPANIES

QUALITY BY DESIGN

# MILLVILLE BY THE SEA

SEABREEZE VILLAGE (VILLAGE 8)

## REQUEST FOR MODIFICATION DETAILS

- Christopher at Millville, LLC requests relief in the form of a modification of the approved Millville by the Sea Development Performance Standards: specifically, Section IV, B. (3) e. and (4) in order to allow construction of the new 54 homes proposed for the Seabreeze Village neighborhood, otherwise known as Village 8

Town of Millville Planning and Zoning Commission

March 4, 2020

C/O Town of Millville

36404 Club House Road

Millville, DE 19967

Re: Millville by the Sea, Seabreeze Village (aka Village 8)

Request for modification of Development Performance Standards

Dear Commissioners,

Christopher at Millville, LLC requests relief in the form of a modification of the approved Millville by the Sea Development Performance Standards, specifically section IV, B. (3) e. and (4) in order to allow construction of the 54 new homes proposed for the Seabreeze Village neighborhood, otherwise known as Village 8.

### History –

Seabreeze Village is a proposed neighborhood within the Millville by the Sea master planned community and falls under the jurisdiction of the Town of Millville. The area designated for this Village appears on the most recently adopted masterplan for the community dated March 22, 2019 and is identified on the plan as "Village 8".

The development plans for Village 8 have received preliminary plan approval from Town Council and are currently under final review.

Development is anticipated to commence late in the Spring of 2020.

### Request –

The applicant requests that the Town modify the currently adopted Development Standards to allow for construction of the proposed architecture to proceed:

Section VI. Performance Standards for Planned lot and District Types, B. Single-family Attached (3) e. which currently states "15 feet min. side yard setback with 30 feet min. between buildings."

Applicant requests that this language be modified to read "15 feet min. side yard setback for main building structure, with allowable encroachment of unenclosed porches up to 5.5' and with 30 feet min. maintained between main building walls. "

And,



CHRISTOPHER  
COMPANIES

QUALITY BY DESIGN

## PORTIONS OF DEVELOPMENT PERFORMANCE STANDARDS FOR MODIFICATION REQUEST

### Section VI. Performance Standards for Planned lot and District Types, B. Single-family Attached (3) e.

- (3) The following setbacks are to be applied for single-family attached lots:
- a. 10 feet min. front yard setback to face of principal structure.
  - b. 20 feet min. setback to face of front-loaded attached garage.
  - c. 10 feet min. setback to face of side-loaded attached garage; sufficient driveway dimensions should be provided to ensure compliance with item (6) below; side-loaded garages may have shared driveways.
  - d. 5 feet or 20 feet setback to face of rear-loaded garage.
  - e. 15 feet min. side yard setback with 30 feet min. between buildings.
  - f. 20 feet min. rear yard setback when units are oriented back-to-back; 10 feet min. rear yard setback when a unit is adjacent to open space.

### Section VI. Performance Standards for Planned lot and District Types, B. Single-family Attached (4)

- (4) Open porches will be allowed to encroach 5 feet into the front yard setback and 5 feet into the rear yard setback. Open porches and significant architectural projections may not encroach into the side yard setback. Minor architectural projections such as roof overhangs, chimneys, cornices and gutters may encroach into the front, rear and side yard setbacks, not to exceed 18 inches.

PICTURE PORTION W/ SECTION 4



CHRISTOPHER  
COMPANIES

QUALITY BY DESIGN

## *REQUEST FOR MODIFICATION DETAILS*

- Section VI. Performance Standards for Planned lot and District Types, B. Single-family Attached (3) e. currently states:
  - **"15 feet min. side yard setback with 30 feet min. between buildings."**
- Applicant request
  - **"15 feet min. side yard setback for main building structure, with allowable encroachment of unenclosed porches up to 5.5' and with 30 feet min. maintained between main building walls."**



## *REQUEST FOR MODIFICATION DETAILS*

- Section VI. Performance Standards for Planned lot and District Types, B. Single-family Attached (4) currently states:
  - **"Open porches and significant architectural projections may not encroach into the side yard setback"**
- Applicant request
  - **"Open porches under 50 square feet in area may encroach up to 5'-6" into side yard setback. Minor projections, such as bay windows, may encroach up to 2'-6" into the side yard setback. Significant architectural projections may not encroach into the side yard setback"**



## JUSTIFICATION

- Seabreeze Village offers the first opportunity to offer a “villa” styled product in the Millville by the Sea community.
- The only attached product offered in the community previously consisted of the 20’ and 22’ wide 3-story conventional townhomes which were offered in the initial phase the community
- These homes, located on the east side of Substation Road, were completed and occupied in 2008 – 2012
- The new villa style product is designed to offer a more affordable price point and a different lifestyle from the single-family detached homes currently offered in the community

## *JUSTIFICATION*

- The side-entry design is proposed to lend itself to a more aesthetically pleasing street scape and allows for an additional measure of privacy for the homeowners
- The side-entry porches also allow for a more attractive side elevation for the homes.
- The porches are proposed to be covered, with a column supported roof above to protect occupants and visitors from the elements. They will not be enclosed on the sides in any way
- The entry porches are proposed to be 8'-0" in width and will extend into the side yard a total of 5'



## *JUSTIFICATION*

➤ See attached exhibits

- "A" for the proposed plan view
- "B" for the proposed front elevation
- "C" for the proposed side elevation
- "D" for the proximity of the homes from a site-plan perspective





## SEABREEZE VILLAGE (VILLAGE 8)

- 
- FIRST FLOOR PLAN**
- SCALE: 1/4" = 1'-0"
- NOTES:  
 1. ALWAYS LOCATE DRIVER TO RIGHT OF WALKER. PROVIDE DRAIN PAN UNDER WALKER. 20" x 16" SILL @ 6" A.T.F. OPT. CABINETS, SET BLIND @ 60" A.T.F.  
 2. PROVIDE HANDRAIL IN ACCORDANCE W/ 119.1
- 2 CAR GARAGE  
 PROVIDE AT CEILING:  
 1 LAYER OF 5/8" TYPE I  
 PROVIDE AT WALLS:  
 1 LAYER OF 5/8" TYPE I  
 PROVIDE REAR AND COLLUM:  
 1 LAYER OF 5/8" TYPE I  
 4" SLOPE
- OWNER'S SUITE  
 OPT. 3000 FULL-SIZE DOOR  
 3000-20 WALK RATED GLASS STOPPING FRONTS SELF CLOSING (BANDS) 16" A.T.F.
- OWNER'S BATH  
 3000-20 WALK RATED GLASS STOPPING FRONTS SELF CLOSING (BANDS) 16" A.T.F.
- KITCHEN  
 14'-0" x 10'-0"  
 3000-20 WALK RATED GLASS STOPPING FRONTS SELF CLOSING (BANDS) 16" A.T.F.
- DINING  
 10'-0" x 10'-0"  
 3000-20 WALK RATED GLASS STOPPING FRONTS SELF CLOSING (BANDS) 16" A.T.F.
- GREAT ROOM  
 17'-0" x 15'-0"  
 3000-20 WALK RATED GLASS STOPPING FRONTS SELF CLOSING (BANDS) 16" A.T.F.
- FOYER  
 11'-0" x 11'-0"  
 3000-20 WALK RATED GLASS STOPPING FRONTS SELF CLOSING (BANDS) 16" A.T.F.
- PORCH  
 3000-20 WALK RATED GLASS STOPPING FRONTS SELF CLOSING (BANDS) 16" A.T.F.
- BEDROOM 2  
 11'-0" x 11'-0"  
 3000-20 WALK RATED GLASS STOPPING FRONTS SELF CLOSING (BANDS) 16" A.T.F.
- BATH 2  
 5'-0" x 7'-0"  
 3000-20 WALK RATED GLASS STOPPING FRONTS SELF CLOSING (BANDS) 16" A.T.F.
- MUDROOM  
 10'-0" x 10'-0"  
 3000-20 WALK RATED GLASS STOPPING FRONTS SELF CLOSING (BANDS) 16" A.T.F.
- LAUNDRY  
 5'-0" x 7'-0"  
 3000-20 WALK RATED GLASS STOPPING FRONTS SELF CLOSING (BANDS) 16" A.T.F.
- PANTRY  
 5'-0" x 7'-0"  
 3000-20 WALK RATED GLASS STOPPING FRONTS SELF CLOSING (BANDS) 16" A.T.F.
- WIC  
 5'-0" x 7'-0"  
 3000-20 WALK RATED GLASS STOPPING FRONTS SELF CLOSING (BANDS) 16" A.T.F.

# MILLVILLE BY THE SEA

SEABREEZE VILLAGE (VILLAGE 8)

## ➤ Exhibit "B" proposed front elevation



CHRISTOPHER  
COMPANIES

QUALITY BY DESIGN

# MILLVILLE BY THE SEA

SEABREEZE VILLAGE (VILLAGE 8)

- Exhibit "C" proposed side elevation



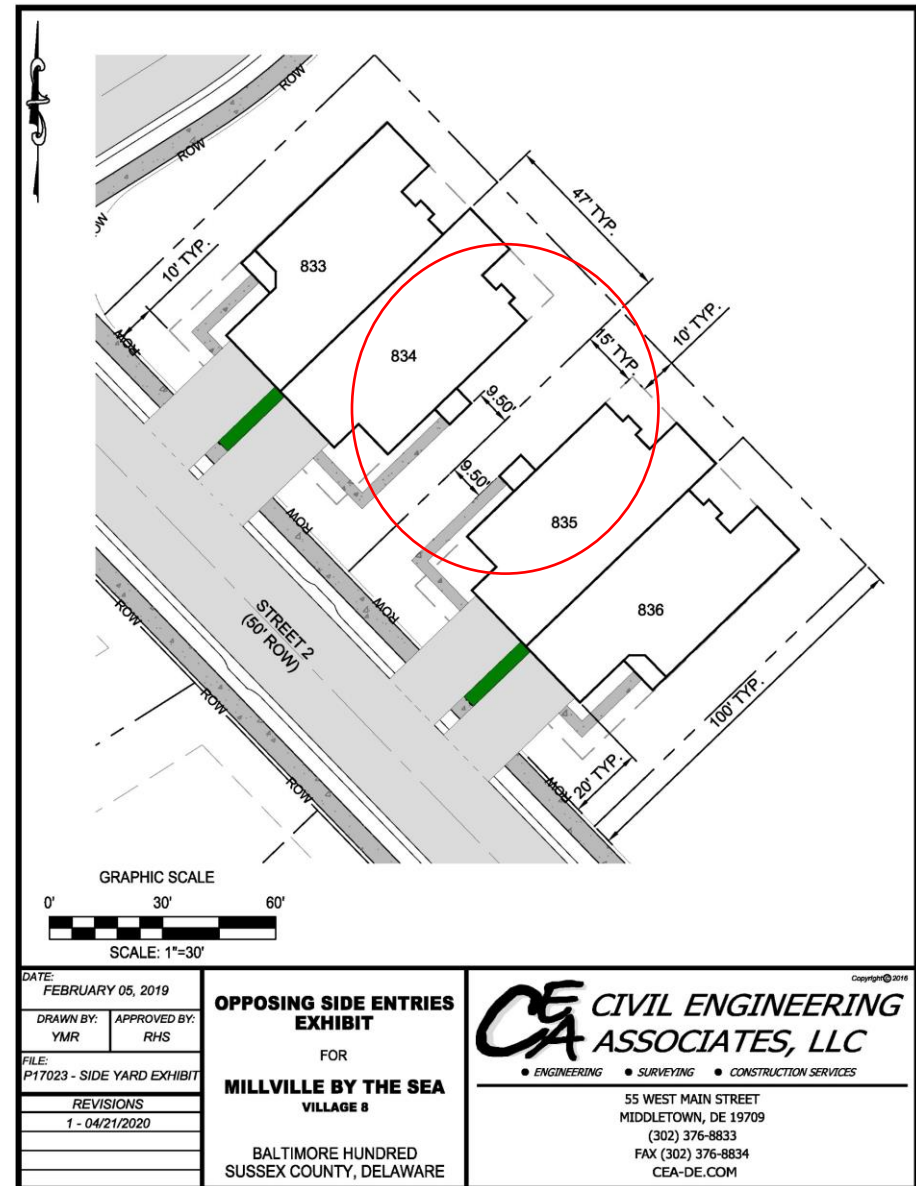
CHRISTOPHER  
COMPANIES

QUALITY BY DESIGN

# MILLVILLE BY THE SEA

SEABREEZE VILLAGE (VILLAGE 8)

## ➤ Exhibit "D" site plan



# MILLVILLE BY THE SEA

SEABREEZE VILLAGE (VILLAGE 8)

## SIDEYARD SETBACKS

- Side yard setbacks adhered to in recent sections of the community are as follows:

| PHASE                    | 2B2N | SEA STAR VILLAGE<br>PH 2 | VILLAGE 8 |
|--------------------------|------|--------------------------|-----------|
| REQUIRED SIDE<br>YARD    | 5'   | 7'                       | 15'       |
| MINIMUM<br>BETWEEN HOMES | 10'  | 14'                      | 30'       |



CHRISTOPHER  
COMPANIES

QUALITY BY DESIGN

# MILLVILLE BY THE SEA

SEABREEZE VILLAGE (VILLAGE 8)

*SIDEYARD SETBACKS – SOME REPRESENTATIVE EXAMPLES:\*\*\*\*\**

|                             |              |             |              |             |
|-----------------------------|--------------|-------------|--------------|-------------|
| <b>2B2NORTH</b>             | LOTS 1/2     | Minimum 10' | Actual 16'   | Exhibit "E" |
| <b>2B2NORTH</b>             | LOTS 11/12   | Minimum 10' | Actual 11.3' | Exhibit "F" |
| <b>2B2NORTH</b>             | LOTS 27/28   | Minimum 10' | Actual 14'   | Exhibit "G" |
| <b>SEA STAR<br/>VILLAGE</b> | LOTS 546/547 | Minimum 14' | Actual 15'   | Exhibit "H" |
| <b>SEA STAR<br/>VILLAGE</b> | LOTS 596/597 | Minimum 14' | Actual 15.3' | Exhibit "I" |
| <b>VILLAGE 8</b>            | LOTS 834/835 | Minimum 30' | Actual 19'   | Exhibit "J" |



CHRISTOPHER  
COMPANIES

QUALITY BY DESIGN

# MILLVILLE BY THE SEA

SEABREEZE VILLAGE (VILLAGE 8)

2B2NORTH

LOTS 1/2

Minimum 10'

Actual 16'

Exhibit "E"

## Lot 2

### SITE DATA:

OWNER: MILLEVILLE SEASIDE PROPERTIES, LLC  
32967 ROXANA ROAD  
MILLEVILLE, DE 19967

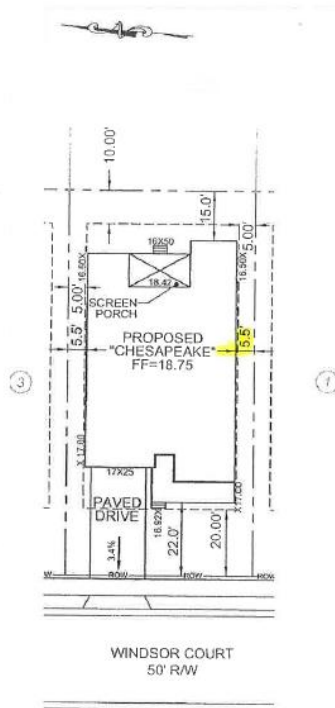
BUILDER: CHRISTOPHER COMPANIES  
10461 WHITE GRANITE DR. # 103  
OAKTON, VA 22124

TAX PARCEL ID: 134-16.00-2325  
DEED REFERENCE: PLOT BOOK 182, PAGE 71-74

ZONING SETBACKS:  
FRONT YARD: 10 FEET  
SIDE YARD: 5 FEET  
REAR YARD: 10 FEET

HOUSE MODEL: CHESAPEAKE ELEV. 3 W/ STONE  
OPT. LOFT, OPT. SCREEN PORCH,  
OUTDOOR SHOWER, LOFT STORAGE,  
OPT. FIREPLACE

POSITION: PER PLAN



## Lot 1

### SITE DATA:

OWNER: MILLEVILLE SEASIDE PROPERTIES, LLC  
32967 ROXANA ROAD  
MILLEVILLE, DE 19967

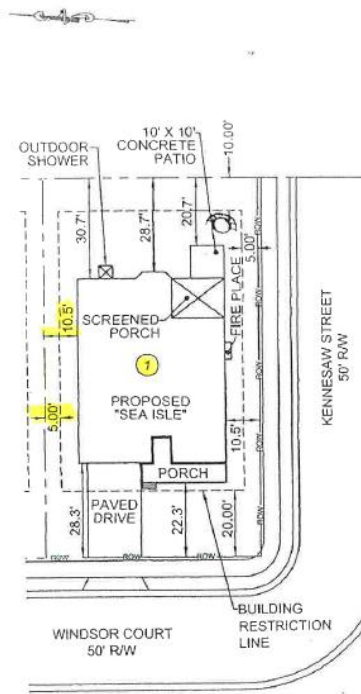
BUILDER: CHRISTOPHER COMPANIES  
10461 WHITE GRANITE DR. # 103  
OAKTON, VA 22124

TAX PARCEL ID: 134-16.00-2324  
DEED REFERENCE: PLOT BOOK 182, PAGE 71-74

ZONING SETBACKS:  
FRONT YARD: 10 FEET  
SIDE YARD: 5 FEET  
REAR YARD: 20 FEET

HOUSE MODEL: SEA ISLE ELEVATION #3 W/  
OPT. LOFT, OPT. SCREEN PORCH,  
OUTDOOR SHOWER, LUXURY OWNER  
BATH, 10' X 10' CONCRETE PATIO &  
FIREPLACE

POSITION: REVERSE OF PLAN



CHRISTOPHER  
COMPANIES

QUALITY BY DESIGN



# MILLVILLE BY THE SEA

SEABREEZE VILLAGE (VILLAGE 8)

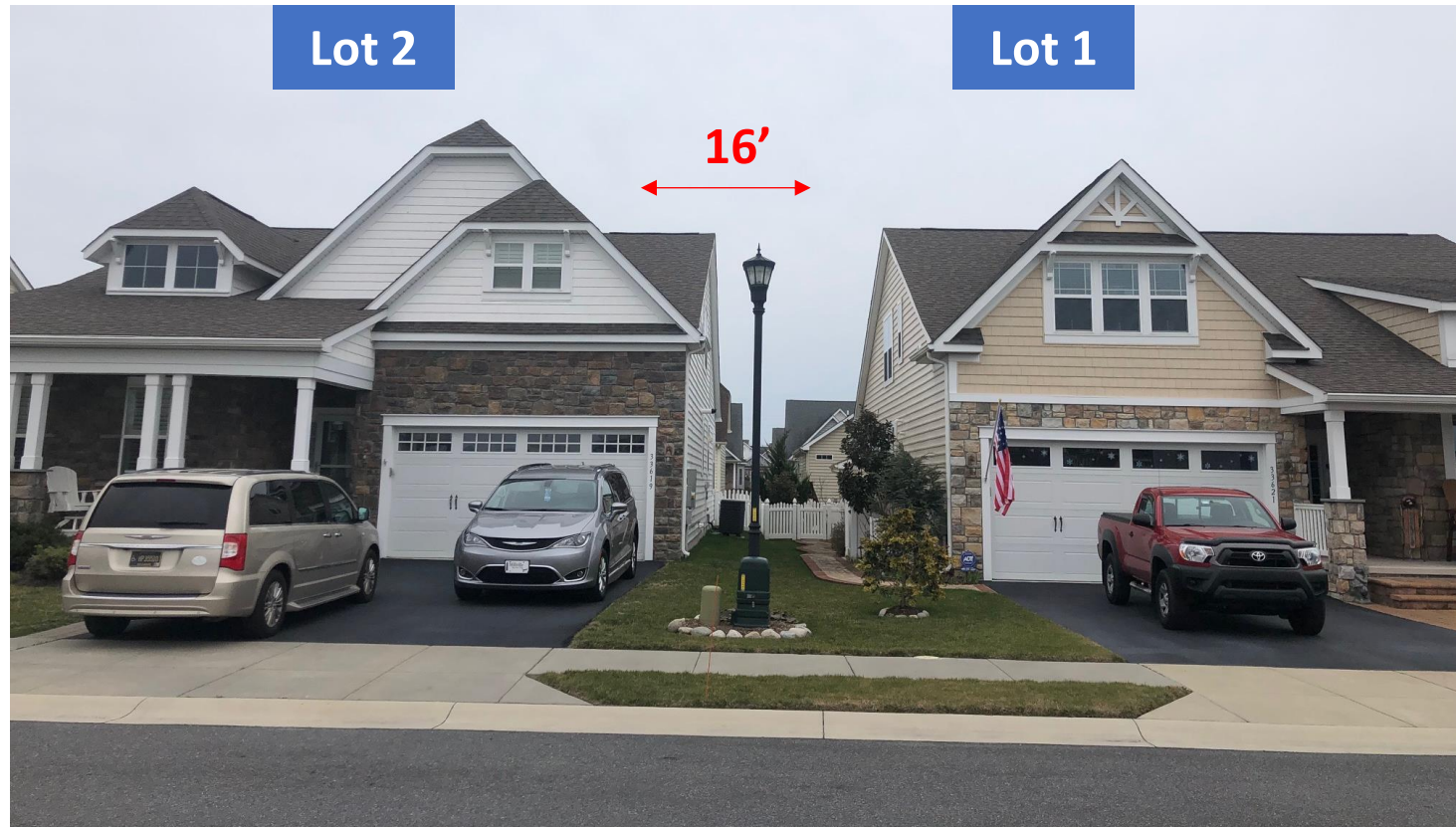
2B2NORTH

LOTS 1/2

Minimum 10'

Actual 16'

Exhibit "E"



CHRISTOPHER  
COMPANIES

QUALITY BY DESIGN



# MILLVILLE BY THE SEA

SEABREEZE VILLAGE (VILLAGE 8)

2B2NORTH

LOTS 11/12

Minimum 10'

Actual 11.3'

Exhibit "F"



CHRISTOPHER  
COMPANIES

QUALITY BY DESIGN

# MILLVILLE BY THE SEA

SEABREEZE VILLAGE (VILLAGE 8)

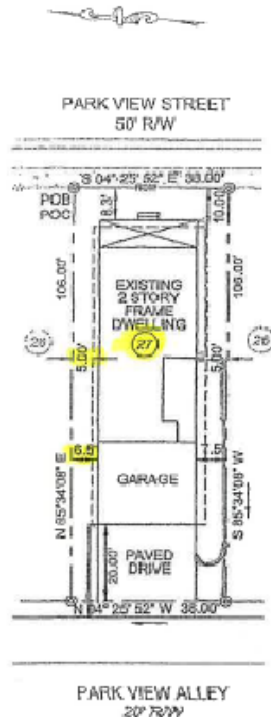
2B2NORTH

LOTS 27/28

Minimum 10'

Actual 14'

Exhibit "G"



## SITE DATA:

OWNER: DAVID E. CARR AND LISA D. CARR

ADDRESS: 24620 PARK VIEW STREET  
MILLVILLE, DE 19967

TAX PARCEL ID: 1-34-16.00-2350.00

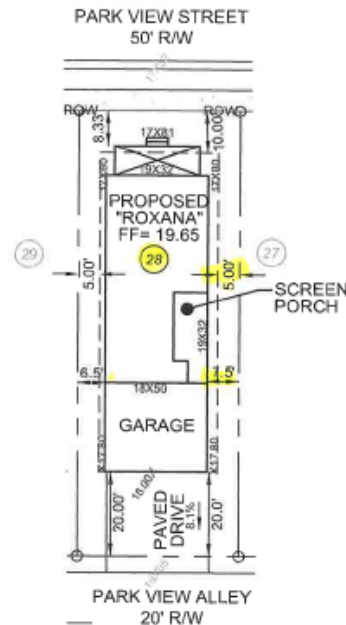
DEED REFERENCE: PLOT BOOK 182, PAGE 71

TOTAL AREA: 4,028 S.F.± (0.09 AC.±)

ZONING: MPC  
(TOWN OF MILLVILLE)

BUILDING SETBACKS:  
FRONT - 20 FEET  
SIDE - 5 FEET  
REAR - 10 FEET

⊗ IRON PIN TO BE SET (4)



## SITE DATA:

OWNER: MILLEVILLE SEASIDE PROPERTIES, LLC  
32967 ROXANA ROAD  
MILLVILLE, DE 19967

BUILDER: CHRISTOPHER COMPANIES  
10461 WHITE GRANITE DR. # 103  
OAKTON, VA 22124

TAX PARCEL ID: 1-34-16.00-2351

DEED REFERENCE: PLOT BOOK 182, PAGE 71-74

ZONING SETBACKS:  
FRONT YARD: 10 FEET  
SIDE YARD: 5 FEET  
REAR YARD: 20 FEET

HOUSE MODEL: ROXANA ELEVATION W/  
ALTERNATE LOWER LEVEL,  
SCREEN PORCH, OAK STAIRS

POSITION: PER PLAN



CHRISTOPHER  
COMPANIES

QUALITY BY DESIGN



# MILLVILLE BY THE SEA

SEABREEZE VILLAGE (VILLAGE 8)

2B2NORTH

LOTS 27/28

Minimum 10'

Actual 14'

Exhibit "G"

Lot 27

Lot 28



CHRISTOPHER  
COMPANIES

QUALITY BY DESIGN

# MILLVILLE BY THE SEA

SEABREEZE VILLAGE (VILLAGE 8)

SEA STAR VILLAGE

LOTS 546/547

Minimum 14'

Actual 15'

Exhibit "H"

## SITE DATA:

OWNER: CHRISTOPHER AT MILLVILLE, LLC  
10461 WHITE GRANITE DR. # 103  
OAKTON, VA 22124

BUILDER: CHRISTOPHER COMPANIES  
10461 WHITE GRANITE DR. # 103  
OAKTON, VA 22124

ADDRESS: 36056 HUNTINGTON STREET  
MILLVILLE, DE 19967

TAX PARCEL ID: T.P # 134-15.00-155.00

INSTRUMENT #: P.B. 243, P. 25

TOTAL AREA: 7,245.6 S.F. ± (0.17 AC. ±)

### BUILDING SETBACKS:

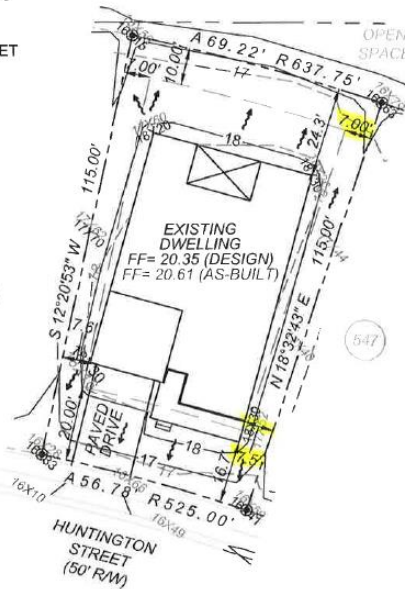
FRONT/STREET YARD - 20 FEET  
SIDE YARD - 7 FEET  
REAR YARD - 10 FEET

● IRON PIN SET (4)

REVIEWED FOR DRAINAGE  
COMPLIANCE

GMB  
GARY M. BURKE, P.E.

By Andrew J. Lyons, Jr., P.E. On Nov 04, 2019



## SITE DATA:

OWNER: MILLEVILLE SEASIDE PROPERTIES, LLC  
32967 ROXANA ROAD  
MILLVILLE, DE 19967

BUILDER: CHRISTOPHER COMPANIES  
10461 WHITE GRANITE DR. # 103  
OAKTON, VA 22124

ADDRESS: 36048 HUNTINGTON STREET  
MILLVILLE, DE 19967

TAX PARCEL ID: T.P # 134-15.00-156.00

INSTRUMENT #: P.B. 243, P. 25

TOTAL AREA: 7,245.4 S.F. ± (0.17 AC. ±)

### BUILDING SETBACKS:

FRONT/STREET YARD - 20 FEET  
SIDE YARD - 7 FEET  
REAR YARD - 10 FEET

● IRON PIN SET (4)



CHRISTOPHER  
COMPANIES

QUALITY BY DESIGN

# MILLVILLE BY THE SEA

SEABREEZE VILLAGE (VILLAGE 8)

SEA STAR VILLAGE

LOTS 546/547

Minimum 14'

Actual 15'

Exhibit "H"



CHRISTOPHER  
COMPANIES

QUALITY BY DESIGN



# MILLVILLE BY THE SEA

SEABREEZE VILLAGE (VILLAGE 8)

SEA STAR VILLAGE

LOTS 596/597

Minimum 14'

Actual 15.3'

Exhibit "I"

## SITE DATA:

OWNER: MILLEVILLE SEASIDE PROPERTIES, LLC  
32967 ROXANA ROAD  
MILLVILLE, DE 19967

BUILDER: CHRISTOPHER COMPANIES  
10461 WHITE GRANITE DR. # 103  
OAKTON, VA 22124

ADDRESS: 26315 WILD AIR WAY  
MILLVILLE, DE 19967

TAX PARCEL ID: T.P # 134-15.00-175.00

INSTRUMENT #: P.B. 243, P. 25

TOTAL AREA: 6,343 S.F.± (0.15 AC.±)

BUILDING SETBACKS:  
FRONT/STREET YARD - 10 FEET  
SIDE YARD - 7 FEET  
REAR YARD - 10 FEET

● IRON PIN SET (4)



## SITE DATA:

OWNER: MILLEVILLE SEASIDE PROPERTIES, LLC  
32967 ROXANA ROAD  
MILLVILLE, DE 19967

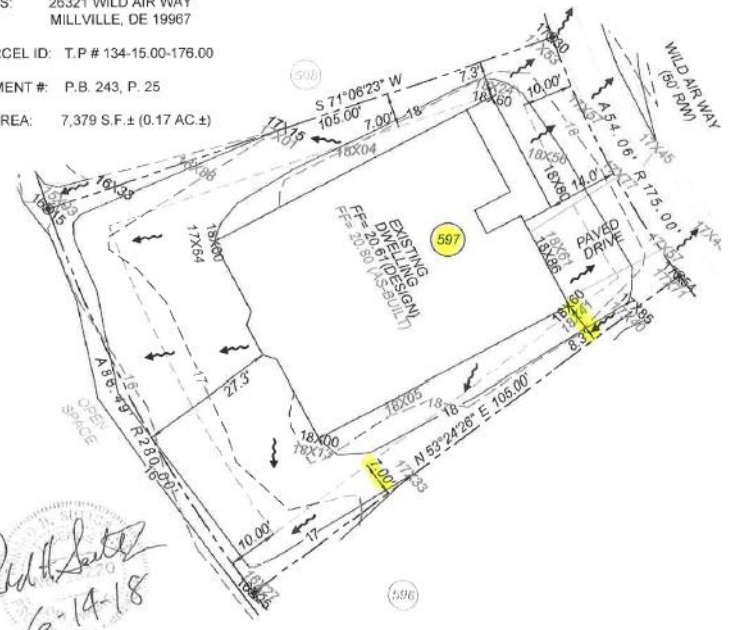
BUILDER: CHRISTOPHER COMPANIES  
10461 WHITE GRANITE DR. # 103  
OAKTON, VA 22124

ADDRESS: 26321 WILD AIR WAY  
MILLVILLE, DE 19967

TAX PARCEL ID: T.P # 134-15.00-176.00

INSTRUMENT #: P.B. 243, P. 25

TOTAL AREA: 7,379 S.F.± (0.17 AC.±)



CHRISTOPHER  
COMPANIES

QUALITY BY DESIGN

# MILLVILLE BY THE SEA

SEABREEZE VILLAGE (VILLAGE 8)

SEA STAR VILLAGE

LOTS 596/597

Minimum 14'

Actual 15.3'

Exhibit "I"



CHRISTOPHER  
COMPANIES

QUALITY BY DESIGN

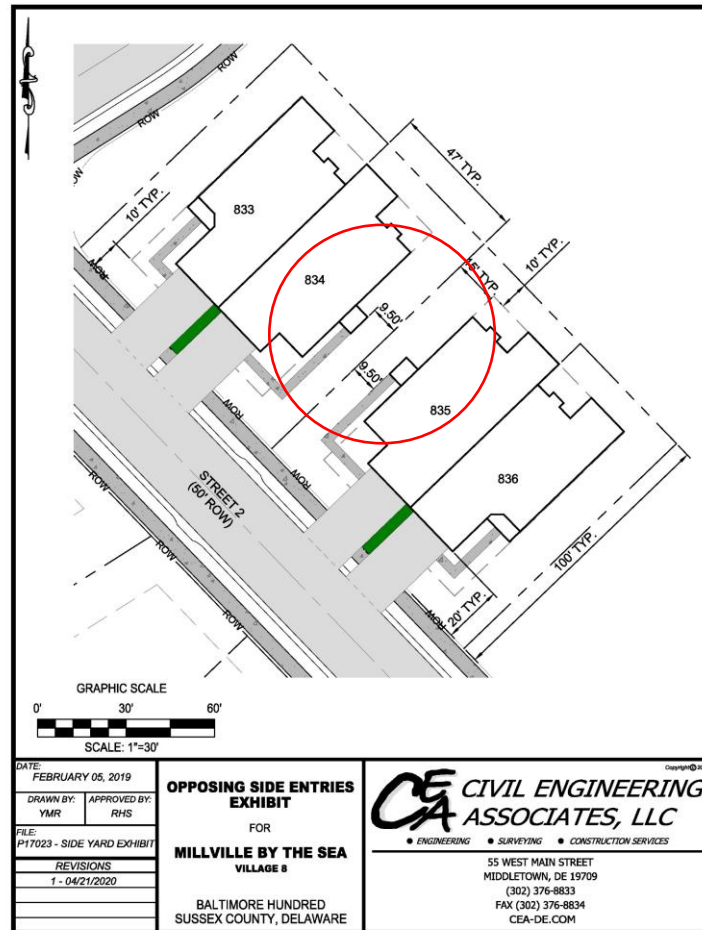
SEABREEZE VILLAGE (VILLAGE 8)

## VILLAGE 8

# LOTS 834/835

## Minimum 30'

**Actual 19'**

CHRISTOPHER  
COMPANIES

QUALITY BY DESIGN

## *PRIVATE ENTRY WALK IN SIDE YARD*

- An additional issue raised by the proposed architecture was addressed by Town Council's unanimous approval of ordinance 20-08 on 2/12/20.
- This action, though not precipitated by this request, will remove the walkway concern as an obstacle to approval of this request



# MILLVILLE BY THE SEA

SEABREEZE VILLAGE (VILLAGE 8)

## *IN SUMMARY*

- Under the circumstances and for the reasons noted in this presentation, Christopher at Millville respectfully requests approval of its request to modify Sections VI, B (3) e. and (4) of the approved Development Performance Standards for the exclusive benefit of Village 8, Millville by the Sea.

## *THANK YOU*



CHRISTOPHER  
COMPANIES

QUALITY BY DESIGN